

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANT

003574

JOEL A. ALEXANDER and TIFFANY L. ALEXANDER of Gardiner, County of Kennebec, State of Maine, and ALEXANDER PROPERTIES, INC., a Maine Corporation, for consideration paid, grant to DAVID B. ETZEL of Naples, County of Collier, State of Florida, whose mailing address is 8768 Ibis Cove Circle, Naples, Florida 34119, with quitclaim covenant, the real estate in Waterville, County of Kennebec, State of Maine, described as follows:

Parcel 1:

A certain lot or parcel of land situate in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground on the westerly side of South Grove Street and being the southeasterly bound of land of Emile Gaulin; thence along said westerly line of said South Grove Street in a southerly direction fifty (50) feet to an iron pin driven in the ground; thence in a westerly direction one hundred (100) feet along the northerly line of the land of Adelard Boucher to an iron pin driven in the ground to a point on the easterly line of the grave yard; thence in a northerly direction fifty (50) feet along the easterly line of said grave yard to an iron pin driven in the ground; thence in an easterly direction one hundred (100) feet along the southerly line of said Emile Gaulin land to an iron pin driven in the ground to the point of beginning.

Also, another certain lot or parcel of land, situated in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin stuck in the ground in the westerly line of South Grove Street and thence westerly one hundred (100) feet along the southerly boundary of land owned by the grantor herein to an iron pin; thence southerly along the Pine Grove Cemetery fifty (50) feet; thence easterly to the westerly line of the said South Grove Street one hundred (100) feet; thence northerly fifty (50) feet to the point of beginning.

Also, another certain lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at the northwesterly corner of a parcel of land conveyed by Richard Cloutier to Lloyd L. Liberty by Warranty Deed dated February 1, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2541 Page 179; and thence in a northerly direction a distance of one hundred seventeen (117) feet, more or less, to the northwesterly corner of the first parcel of land described in a Warranty Deed to Richard Cloutier from Richard L. Languet and Judy Languet dated September 15, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2147, Page 133; thence easterly along the northerly line of said first parcel of land a distance of seventy (70) feet, more or less, to the westerly line of land now or formerly owned by Henry Pooler; thence in a southerly direction along the westerly line of said Pooler a distance of one hundred seventeen (117) feet, more or less, to the northeasterly corner of the parcel of land conveyed by Richard Cloutier to Lloyd L. Liberty as aforesaid and thence in a westerly direction along the northerly line of said Liberty a distance of seventy (70) feet, more or less, to the point of beginning.

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Parcel 2:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at an iron pin marking the northwest corner of the old Getchell homestead now or formerly owned by A. L. Prouty, and running thence northerly on Elm Street, sixty-three (63) feet to a granite monument marking the southwest corner of the Newhall place; thence easterly on the southerly line of the Newhall lot and the McLellan lot to the ditch; thence southerly along the ditch to the northeast corner of Getchell lot; thence westerly on the north line of the Getchell lot to the point of beginning.

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Parcel 3:

A certain lot or parcel of land, with the buildings thereon, known as the Newhall Homestead, No. 47 Elm Street, in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the easterly line of Elm Street sixty-three (63) feet from the northwest corner of land of Rosalina E. Hodson; thence southwesterly on said easterly line of said Elm Street sixty-three (63) feet; thence southeasterly on said Hodson's land about one hundred forty-five (145) feet to land of one Spencer, formerly of M. G. Needham; thence northeasterly on said Spencer land sixty-two (62) feet four and one-half (4 ½) inches; thence northwesterly in a direct line about one hundred forty-six (146) feet to the point begun at. Excepting and reserving from this conveyance, and the covenants hereafter are limited accordingly, any and all rights to take water from a spring on said premises and lay aqueducts thereto and repair the same, which have been heretofore conveyed.

This deed is given in lieu of foreclosure and in full satisfaction of the Land Installment Contract dated March 31, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5910, Page 27.

Grantors acknowledge that no security deposits have been transferred to Grantee.

Witness our hands and seals this 7th day of February, 2004.

Signed, Sealed and Delivered
in the presence of

William P. Subord

Joel A. Alexander

William P. Subord

Tiffany L. Alexander
Tiffany L. Alexander

William P. Subord

ALEXANDER PROPERTIES, INC.

By Joel A. Alexander
Its President

BK 7824 PG 247

STATE OF MAINE
COUNTY OF KENNEBEC

Date: February 7, 2004

Personally appeared the above named Joel A. Alexander and Tiffany L. Alexander and acknowledged the above instrument to be their free act and deed.

Before me,

William P. Dubord



Notary Public

Print

WILLIAM P. DUBORD

Name

Attorney At Law

My Commission Expires

Notary Public

My Commission Expires 6/26/2008

STATE OF MAINE
COUNTY OF KENNEBEC

Date: February 7, 2004

Personally appeared the above named Joel A. Alexander, President of Alexander Properties, Inc., and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

William P. Dubord



Notary Public

Print

WILLIAM P. DUBORD

Name

Attorney At Law

My Commission Expires

Notary Public

My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2004 FEB 10 AM 9:00

ATTEST: *Buffy Burtch-Hall*
REGISTER OF DEEDS